



Brand / Store No.: Soma 5062
 Store Name: Miromar Outlets
 City & State: Estero, FL
 Date Issued: 07/24/17

The following comments are intended to clarify ambiguities and contradictions within the propose construction documents and confirm the propose scope of work proposed for this project. It is also intendant to help insure that the cost is input for each of the propose line items found on the bid form, so that CHICOS FAS Project Management Team can insure that all cost is captured at the bid stage and help expedite approval of contract and close out. The scope of work clarifications and comments noted in this Bid Clarification Notice is to be taken into consideration when preparing your final bid and will be made part of the final contract agreement. Please initial each page to confirm your receipt and acceptance of these comments and return it with your final propose bid.

I - GENERAL CONDITION & BID REQUIREMENTS

A. Propose Scope of Work and Construction Time Line

1. This will be a Rebrand Project with work to be performed at night for the first week and then close for 1 week to complete the work; this will be in multiple phases under the watch of an owner provided security guard.
2. The proposed construction has an estimated **3 Week Construction Schedule with 1 week of night work and 2 weeks being closed. There is also one additional week closed for the brand to remerchandise.** The schedule is as follows as follow:
 - Construction Start: **Monday Night September 11th, 2017**
 - Construction Complete & Punch Date: **Wednesday September 27th, 2017**
 - Store Turnover / Merchandise Date: **Monday October 2nd, 2017**
 - Store Re-Opening Date: **Thursday October 5th, 2017**
3. All bids are to be based the most current set of plans at the time of bid.
4. All Work is to be completed and signed off prior to the construction completion date noted above. No Work will be allowed after the turnover date and during store setup.
5. Dates are subject to change.

B. Bid Requirements and Responsibility

1. All bids are to be inputted and uploaded onto Accruent by 3 PM EST of the bid due date, failure to uploaded your bid can and will result in the lock out of the system and your bid not being considered for consideration.
2. All work is to be performed by Lic. Professional Trades / Sub Contractors having the experience and knowledge of the local, state and national building codes governing this project. No Change Order will be accepted for failure to verify any and all code requirements, as well as any local building and fire department requirements governing their work.
3. Subcontractors are responsible for paying for their individual permits and any fees associated with their work and are to be included in their final bid.

I have reviewed these comments and have taken them into consideration when preparing my final bid _____
 (Initial)



Brand / Store No.: Soma 5062
 Store Name: Miromar Outlets
 City & State: Estero, FL
 Date Issued: 07/24/17

4. The General Contractor is responsible for setting up all private and public utilities services in CHICOS' name immediately upon award of this project and is responsible for filling out and submitting the UTILITY SETUP FORM immediately upon obtaining all account information noted on the form, it is then to be emailed to Jayne Parker at jayne.parker@chicos.com and Jeannie Bajana at jeannie.bajana@chicos.com. Please note your 2nd Draw for Payment will not be released until said form has been received by CHICOS FAS. **(If applicable to this job.)**
5. All work is to be completed and signed off by the local building and fire department agencies having jurisdiction over this project on or before the construction completion / punch date indicated on the propose project schedule.
6. All punch list items noted by CHICOS PM must be completed prior to the Turnover Date. Any punch list item not completed by the turnover date shall be done during off hours with CHICOS provided security guard at GC expense. No Punch List Work can be done during store setup.
7. Final Building Department and Fire Department Sign-offs are to be obtained prior to the propose store turnover date, with the final C of O to be in hand and a copy issued to CHICOS FAS PM at the time of store acceptance / turnover, failure to obtain said sign-off prior to turnover can result in penalties allowed under the terms of the master construction contract agreement.

C. Site Verification Prior to Bid

1. The General Contractors (GC) and their Subcontractors (Subs) are required to verify site conditions prior to submitting their Final Bid. A submission of a bid shall constitute that the GC and his Subs have gone to the site and verified all visible conditions, including those visible conditions above the suspended ceiling. Failure to perform a site visit will not constitute cause for submitting a change order for added demo or the alteration to the propose design caused by the site condition.
2. GC and subs bidding on this project who wish access to the site must arrange all pre bid site visits with CHICOS PM. And said site visit must be performed during off hours prior to the store and mall opening hours.
3. GC and Sub visiting the site are to direct any and all questions regarding the site conditions to CHICOS' PM and not the store team. These questions must be submitted in a written format known as an RFI (Request for Information) immediately upon discovering any visible conditions not noted on the approved plans or bid documents, especially if the GC feels that such condition will impact the scope of work and cost of construction. A submission of a bid and the signing of this document shall constitute GC acceptance of site conditions and the scope of work noted on the approved construction documents.
- 4.

I have reviewed these comments and have taken them into consideration when preparing my final bid _____
 (Initial)



Brand / Store No.: Soma 5062
 Store Name: Miromar Outlets
 City & State: Estero, FL
 Date Issued: 07/24/17

D. Owner Supplied Material & Deliveries

1. The General contractor is responsible for offloading, unpacking, inspecting and placing any and all owner supplied fixtures and hardware in the area designated by the approved fixtures plan and hardware schedule. Please note that the GC is required to unwrap, inspect and inventory all owner supplied materials immediately upon receipt and report any and all damaged or missing OSM Items to CHICO'S Purchasing Manager and Project Manager within 24 hours of receipt. Failure to report damaged or missing items may result in a back-charge to the GC for replacing said items.

E. Revisions & Change Order

1. No Work resulting in Additional Cost / Change Order can proceed without a written approved, known as a Notice to Proceed (NTP) from CHICOS FAS PM. The GC is required to notify CHICOS', via E-mail or phone, of the potential additional scope of work and the cost associated, immediately upon being notified by the subcontractor of the potential for a change order. Such notification must include the cause of the additional scope of work / change order the description of the added work needed to keep project going, document listing that may have affected the change and break down of the labor and material cost for such change.
2. Within 24 hours of receipt of the NTP from CHICOS FAS PM the GC is required to input and submit a Change Order Request Form in Accruent and attach the NTP email as proof of notification to and approval from CHICOS PM was submitted within the timeline required.
3. Change Orders Request submitted after the work has been performed will be denied for failure to notify CHICOS PM in a timeline noted above.
4. Failure to notify CHICOS' PM in a timely manner of any hidden conditions or changes / revisions to the drawings that may affect the construction schedule will not be considered as justification for an extension of the construction schedule and added cost to maintain the initial construction schedule.

II – BID SUBMISSION & COST BREAKDOWN

A. General

1. The General Contractor and his sub-contractors bidding on this project are to submit RFI notice to CHICOS PM with regards to any discrepancies and or scope of work clarification request they may have regarding the approved construction documents used during the bid process and or field conditions. A submission of a bid shall be an indication that the GC and his subs are fully aware of the scope of work and have taken all existing field conditions that would affect the propose scope of work into consideration.
2. Propose Cost should be broken down to include the following general scope of work for each line as outlines noted in Section B below.
3. **All line items need to be filled in on the bid form If Applicable for this project:**

I have reviewed these comments and have taken them into consideration when preparing my final bid _____
 (Initial)



Brand / Store No.: Soma 5062
 Store Name: Miromar Outlets
 City & State: Estero, FL
 Date Issued: 07/24/17

B. Bid Breakdown

~~1. Barricade - Cost to Include the Following:~~

- ~~a) Barricade System, if required, will be supplied, installed and removed by CHICOS preferred vendor Boston Barricade (BB). GC is required to coordinate the install of the barricade system with BB national account representative and insure said system is installed one week prior to the construction start date. GC is to provide an Alternate price to supply, install and remove barricade system in the bid comment section, in the event that BB is unable to install prior to the construction start date.~~
- ~~b) GC to coordinate the removal of the barricade system and graphics with LL field representative and BB national account representative.~~
- ~~c) Barricade is to be taken down immediately upon the completion of all storefront finish work and prior to the CHICOS PM Punch Date when allowed by LL Mall Rep.~~
- ~~d) Patching and repairing of all LL conditions after the removal of the Barricade system shall be performed by the GC. Cost for patch & repair is to be noted in the GC bid comment section of the~~
- ~~e) Barricade Graphics, if required, will be supplied and installed by CHICOS preferred vendor BB, cost for this scope of work should be excluded from your Alternate bid price.~~
- ~~f) Black Out film is to be supplied and installed by GC and is to be installed in accordance with the LL construction criteria requirements.~~
- ~~g) Installation of Owner Supplied Window Graphics. GC immediately upon the closure of the store during the GO DARK PHASE of the construction. GC is to confirm with CHICOS PM and Mall Rep in the field when graphics can be brought down.~~
- ~~h) Include an alternate cost for the GC to supply the barricade in the comment section at the bottom of the bid form.~~



Brand / Store No.: Soma 5062
 Store Name: Miromar Outlets
 City & State: Estero, FL
 Date Issued: 07/24/17

2. Demolition – If Applicable for this project:

- a) GC is to carefully review the demo plans there may be a number of areas (storefront, walls, ceiling, mechanical, electrical, fixtures, etc.) that are being reused.
- b) Shall include the cost associated with the removal and hauling away of all existing finishes material, display fixtures and hardware and any other items called out to be demolition on the approved construction documents. This should include the cost for labor and equipment rental and if necessary during off hours as required by the mall's construction criteria manual.
- c) Remove all finishes as noted on the approved plans which includes but is not limited to existing wall covering – Verify in Field (VIF) existing wall covering conditions that needs to be removed prior to submitting a final bid.
- d) All Demolition is to be completed no later than week 1 of construction at which time GC is required to field verify all overall dimensions and submit marked up plan to CHICOS PM by the start of Week 2.
- e) Any discrepancies with the field measurements and approved plans found after the demo of the space are to be reported to CHICOS PM immediately. Failure to report the discrepancies immediately upon its discovery will not constitute as justifiable cause to extend the construction schedule and or add cost for said extended time line.

Note: First Payment Draw will not be released if the filed verification dwgs has not released by CHICOS PM.

3. Concrete - If Applicable for this project:

- a) Cost associated with Cutting and Filling in Trenches for Electrical and Plumbing Lines to be included
- b) Slab In-Fills for Leave out sections in slab
- c) Foundation Modification

4. Masonry – If Applicable for this project:

- a) Cost Associated with modification or the installation of New Masonry Units including the installation of Misc. Lintels and reinforcement.

5. Structural Steel – If Applicable for this project:

- a) Labor and Material associated with the modification of the roof or floor Girders, Beams, and or Structural Columns.

I have reviewed these comments and have taken them into consideration when preparing my final bid _____
 (Initial)



Brand / Store No.: Soma 5062
 Store Name: Miromar Outlets
 City & State: Estero, FL
 Date Issued: 07/24/17

6. Misc. Metals – If Applicable for this project:

- a) Supply and Install Light Weight Structural Members (Angle Iron) required for Structural Support around New or Modified Roof and or Floor Openings as required on the approved plans.

7. Rough Carpentry – If Applicable for this project:

- a) Labor and material required for the installation of all New Wood and Sheet Metal Blocking as noted on the approved plans and vendor shop drawings (i.e. Signage Shop Dwgs)

8. Doors, Frames & Hardware – If Applicable for this project:

- a) Cost Associated with supplying and installing of All GC supplied doors, trim and hardware as noted on the approved plans and door schedule
- b) Installations of Owner Supplied FR Doors are to be excluded from this line item. The installation of FR Doors is to be included in Millwork Installation.

9. Stock Shelving Installation – If Applicable for this project:

- a) Cost associated with the install of Owner Supplied fixed or mobile shelving system
- b) White Melamine shelving for restrooms and stockroom areas are to be supplied and installed by GC with all edges to be finished with white edge banding.
- c) Installing owner supplied surface mounted standards for stockroom area as noted on the approved plans
- d) Cost to modify and or rework existing stockroom metal shelving system as noted on the approved plans.
- e) For refresh and Remodel project GC is to including the cost to clean and re-grease the existing PIPP Mobile System.
- f) Installation of Owner Supplied Hang Bars, Hardware and Shelving Brackets as noted on the approved plans

10. Millwork Installation – If Applicable for this project:

- a) Cost associated with the installation of the Owner Provided Millwork Package (FR Hardware, Doors, Partition System, Finish Trim, Floor Fixtures, Etc.)
- b) Installation of Surface mounted standards for Sales Floor Display Walls
- c) Installation of the Owner Supplied Hardware (Shelving, Brackets, Hang Bars, etc.) for SOMA projects as called for on the approved plans
- d) Labor to receive and unwrap Owner Supplied Fixtures, Trim and Hardware

11. Waterproofing – If Applicable for this project:

- a) Stores located above occupied spaces are to have concrete slabs in RR and below drinking fountains waterproof.
- b) Stores who's slab is on grade do not have to have the floors waterproof



Brand / Store No.: Soma 5062
 Store Name: Miromar Outlets
 City & State: Estero, FL
 Date Issued: 07/24/17

- c) GC required to perform moisture testing of the slab immediately

12. Insulation – If Applicable for this project:

- a) Batt Insulation to be provided to the back (Interior Side) of all exterior walls whose interior side of the wall is not finished with Gypsum Board.
- b) Cost for Sound Batt Insulation to be installed on all Restroom Partitions. Cost for said insulation is to be included in drywall build-out for Restroom.

13. Fireproofing – If Applicable for this project:

- a) For Refreshes and Remodel Projects GC is to verify Fire Rating Conditions above the existing hung ceiling and if necessary provide Allowance within the bid for such. This allowance is to be noted in the bid comment section to patch and repair the Existing Fire Rated Demising Wall above the existing hung ceiling. GC to reconcile cost immediately after demo and exposing the demising wall conditions.
- b) Fire caulking of all existing wall penetrations is to be included in the allowance noted above. Caulking for New Penetrations as noted on the approved plans is to be included in final cost. No change order will be accepted for failure to identify fire caulking needs and repairs immediately after demo. (Week 2 of construction).
- c) Spray on Fireproofing conditions not noted on the approved will be handled as a change order condition. GC to notify CHICOS PM immediately upon discovery of fireproofing need.

14. Roofing – If Applicable for this project:

- a) To be performed by LL Required Sub Contractor. This cost should be a hard cost, no allowances will be allowed for this line item.

15. Storefront Glass and Glazing System – If Applicable for this project:

- a) Storefront materials may be by owner or GC, if GC you can use KAWNEER, YKK or API and the finish shall be per plan specs.
- b) Storefront System are to be installed by Week 4 of the construction schedule
- c) Cost is to include All Finish Break Metal and Recess Trim as noted on the approved plans.
- d) Cost associated for the Patching, repair and repainting of Existing Storefront Framing System
- e) Cost associated with the modification and or replacing of the existing storefront glass panels and or doors
- f) Cleaning to Like New Conditions and Oil Existing Storefront Door Hardware (Hinges, Locksets, Closures, etc.)



Brand / Store No.: Soma 5062
 Store Name: Miromar Outlets
 City & State: Estero, FL
 Date Issued: 07/24/17

16. Mirrors – If Applicable for this project:

- a) Cost associated with supplying and installing glass panel mirrors (M1 Fixtures) as noted on the approved plans. All other mirror fixtures provided by owner and installed by GC are to be included in Millwork Installation. Cost for M1 Mirror panels to be broken out separately storefront sub cost.

17. Stucco / Polish Plaster / EFIS / DRYVIT – If Applicable for this project:

- a) Cost associated with supplying and install of New Storefront Textured Finishes as called for on the approved plans and storefront elevations
- b) Cost Associated with the patching, repair and or repainting of the Existing Storefront Textured Finishes as called for on the approved storefront elevation.

18. Exterior Stone / Tile – If Applicable for this project:

- a) Cost associated with the install of owner supplied ceramic and or natural stone tile finish material to the storefront façade
- b) Cost associated with the cleaning of the existing storefront tile

19. Framing/Drywall/Taping – If Applicable for this project:

- a) All drywall framing to be in accordance with the approved stud matrix and framing details found on the approved plans, failure to follow said matrix and framing details will result in demo and reinstallation of the new drywall framing at GC expense.
- b) For New Gypsum Board Ceiling framing system (hard lid) is to be installed in accordance with the LL construction criteria manual and the approved plans. GC to verify with the LL if hanging supports for the hard lid ceiling can be fastened to the underside of floor and or roof deck above. GC to note ceiling support system in bid he intends to use (Fastened to deck or optional independent structure as noted on the approved plans). No Change Order will be accepted for failure to confirm LL requirements to support hung prior to final bid submission.
- c) Sales floor and Fitting Room Drywall and hard lid ceiling are to be finished to a level 4 condition. Stockroom and non-sales are to be finished to a level 3 condition.

20. Acoustical Ceiling – If Applicable for this project:

- a) Armstrong approved suspended ACT system to be provided and installed as noted on the approved plan finish schedule.



Brand / Store No.: Soma 5062
 Store Name: Miromar Outlets
 City & State: Estero, FL
 Date Issued: 07/24/17

- b) ACT Ceilings are to be installed in accordance with the LL construction criteria manual for hanging support requirements. GC to verify with the LL if hanging supports for the hard lid ceiling can be fastened to the underside of floor and or roof deck above. GC to note type of support system in bid he intends to use (Fastened to deck or independent structure as noted on the approved plans).
- c) No Change Order will be accepted for failure to confirm LL requirements for hanging support prior to final bid submission.
- d) Final bid should include the cost to provide at least 1-1/2 cases of tile at the end of construction which is to be left on site for future use.

21. Ceramic Tile – If Applicable for this project:

- a) Cost associated with the install of Owner Supplied (OS) stone and or porcelain tile flooring.
- b) Grout and mortar bed material needed for OS tile supplied by GC – See Finish Plan and Arch. Spec Sheet for notes and additional specifications.
- c) Minor floor prep to be included

22. Mall Flooring – If Applicable for this project:

- a) Supplying & Installing of Mall Required Finish Flooring, GC to verify cost of tile flooring with LL rep prior to final bid submission and note said cost per tile in GC comment section.
- b) Installing of Owner Supplied Finish Floor that is to be installed outside of the lease line as noted on the approved plan.

23. Wood Flooring – If Applicable for this project:

- a) Install Owner Supplied (OS) wood flooring system per the plans, Adhesive for install to be BOSTICS BEST per manufactures install specifications, supplied by GC – See Finish Plan and Arch. Spec Sheet for notes and additional specifications.

24. Carpet & VCT – If Applicable for this project:

- a) Install Owner Supplied (OS) Carpet over GC supplied 1/4 inch padding. BOSTICS BEST adhesive for install of Padding and Carpet supplied by GC. – See Finish Plan and Arch. Spec Sheet for notes and additional specifications.
- b) Supply and Install VCT flooring for Stockroom. GC to leave 2 cases of tile in the store for future use.
- c) Installation of the OS Vinyl Plank Flooring. Adhesive for the installation by GC – See Finish Plan and Arch. Spec Sheet for notes and additional specifications.

25. Floor Prep Allowance– Cost to Include the Following:

- a) Floor Prep allowance of **\$500.00** to be included in your Bid.



Brand / Store No.: Soma 5062
 Store Name: Miromar Outlets
 City & State: Estero, FL
 Date Issued: 07/24/17

- b) Floor prep for Floor Transition Changes is to be included in final cost, said transition conditions to be feathered out a minimum of 6' per approved plan specs and flooring details.

26. Painting & Wallcovering- Cost to Include the Following:

- a) Benjamin Moore Regal Select Paint as spec on the approved plans and finish schedule. GC is to obtain paint from Benjamin Moore National Account Rep. noted on the approved plans. GC to open an account with Benjamin Moore. Failure to obtain paint from account rep can result in CHANGE ORDER CREDIT for Price difference between subs cost and CHICOS National Pricing.
- b) Finish caulking as noted on the approved plans and responsibility schedule. GC to caulk the Wall Angels of ACT ceiling where it meets the drywall finish. HVAC Diffuser and Return Grill Trim where it meets the Drywall Ceiling, Gaps between the finish walls and OS Fixtures and Trim, Etc.
- c) Installation of Owner Supplied (OS) Wall Covering. Adhesive for wall covering supplied by contractor.

27. HVAC Ductwork, Grills, T&B, etc. - If Applicable for this project:

- a) Clearing and Repair Existing Diffusers for Refresh and Remodel Projects
- b) Change out the filters
- c) Install of New TITUS Diffusers and Returns as noted on the approved plans, No substitutions will be accepted.
- d) HVAC Sub to be on site to assist MELINK ENGINEERING Tech with the repairs and adjustments needed to balance the HVAC system. Failure to balance the system during the initial site visit can result in additional site visit by MELINK at GC Expense. Cost for the initial site visit shall be at CHICOS expense.

28. Sprinkler System - If Applicable for this project:

- a) Sprinkler Modification by LL's preferred subcontractor, GC to verify with the LL Construction Criteria Manual and or Malls Ops Manager for List of preferred sub-contractors required for this line item. It is also recommended that GC obtain third party pricing for the scope of work based on the approved plans.
- b) Sprinkler cost is to be based off the number of heads and location of said heads as noted on the approved plan. The final design for location and number of heads to be determined by sprinkler sub. Shop dwgs. Prior to the start of construction. GC to note cost per heads in the GC Comment Section of the final bid for CHICOS PM use in confirming possible change order for the reduce number of heads or increase number of heads from subs shop dwgs and approved plans. GC to provide copy of final shop dwgs approval by FD in the close out redline package.



Brand / Store No.: Soma 5062
 Store Name: Miromar Outlets
 City & State: Estero, FL
 Date Issued: 07/24/17

29. Plumbing – If Applicable for this project:

- a) All Plumbing Fixtures to be American Standard brands as noted on the approved plans no substitution will be allowed.

30. Electrical – If Applicable for this project:

- a) Labor and Material to modify existing lighting as noted on the approved Electrical and Architectural drawings.
- b) Labor to receive and inspect owner supplied lighting package

31. Fire Alarm – If Applicable for this project:

- a) Fire Alarm Modification and or New Install to be performed by LL's preferred sub. GC to verify with the LL Construction Criteria Manual and or Malls Ops Manager for List of preferred sub-contractors required for this line item. It is also recommended that GC obtain third party pricing for the scope of work based on the approved plans.

32. Mall Charges – If Applicable for this project:

- a) Break down of all mall charges, GC to provide break down in the GC Comment Section of the Bid Form. GC to confirm with CHICOS PM & Real Estate Rep. if LL Construction Fees are waived under the terms of the lease.

~~33. Misc. – Cost to Include the Following:~~

- ~~a) ARDEX Self-Leveling System applied over the existing Tile Finish Floor is to be included on this line; GC is to contact ARDEX National Account Rep. Linda Zigman at 724-203-5041 or at linda.zigman@ardexamericas.com for national pricing.~~

34. Misc. – Cost to Include the Following:

Include in this line the cost to move store supplies, fixtures etc. to an onsite storage space during the closed portion of the project. Cost to include labor to move these items in and out of storage.

35. Misc. - Break out any additional miscellaneous costs.



Brand / Store No.: Soma 5062
Store Name: Miromar Outlets
City & State: Estero, FL
Date Issued: 07/24/17

36. Supervision (Includes per Diem, etc.)

- a) Site Super is required to be on site at all times during construction and is to leave the site after the store has opened for business.

37. General Conditions

38. Insurance

39. Subtotal Trades

40. GC Overhead and Profit – O&P cannot exceed 8%

41. State/Remodel Tax (If Applicable)